

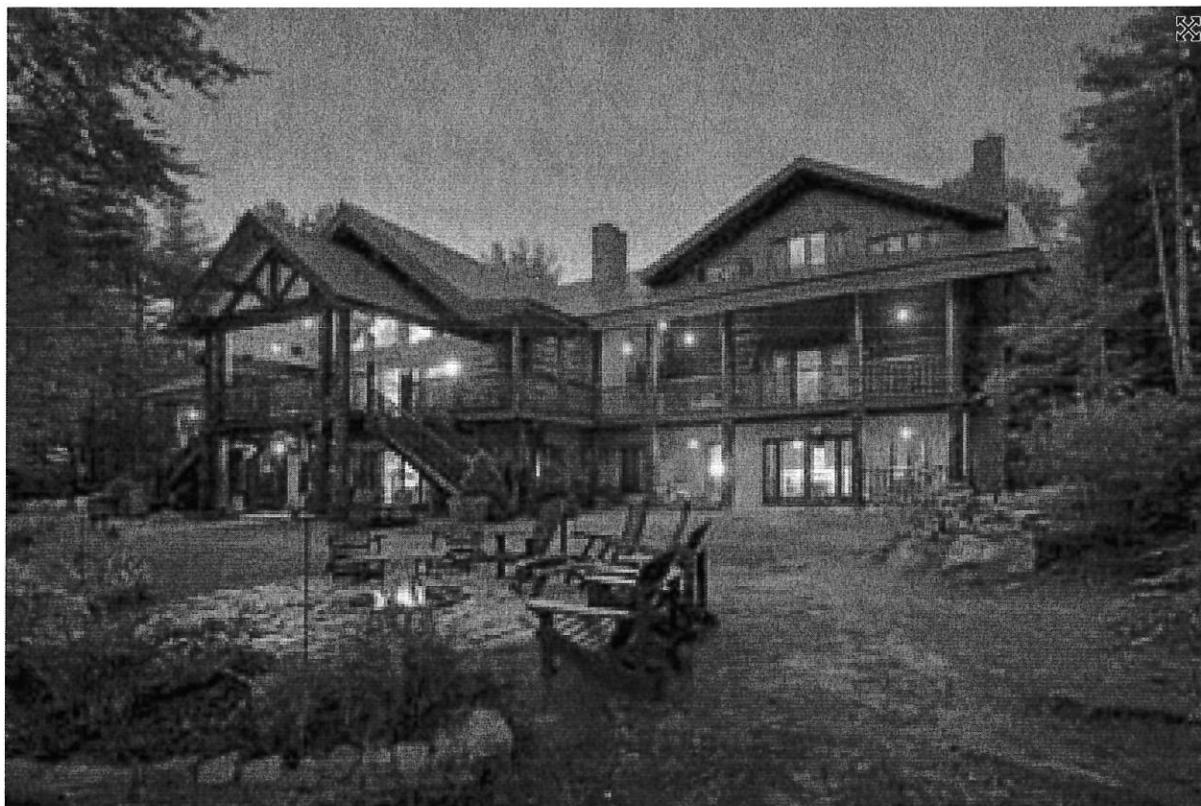
CASE NO. 1:12cv90
Trout Point Lodge
VS. HandShoe
DEFENDANT'S EXHIBIT D-1
DATE _____ IDEN.
DATE 10-26-2017 EVID.
BY Vicki Kelley
Deputy Clerk
AO 386A



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Luxury Wilderness Lodge for Sale - Nova Scotia Canada



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EXCLUSIVE

Location

189 Trout Point Road
Kemptville Nova Scotia B0W 1Y0
Canada
International » Canada

Property

Ownership: For Sale
Type: Hotel
Bedrooms: 13 BR
Bathrooms: 20
Pets: Unknown
Lot Size: 69 Acres

Financials

Price: \$1,950,000

Description

Luxury Wilderness Lodge for Sale - Nova Scotia Canada.

Amazing Wilderness Lodge in Nova Scotia: Apt for Either Personal Compound or Turn-key Boutique Hotel Business!

This 5-star, luxury wilderness lodge rests on 69 waterfront acres amidst Acadian forest. Constructed of massive logs and hand cut stone, all the rooms in this architectural master piece boast river views. The complex consists of three buildings featuring a total of 13 bedrooms, 14 full baths, and 6 half baths. There are 2 cathedral-ceiling living rooms, one kitchen with superlative soapstone counters, and a commercial-style kitchen and pantry in the main lodge. The complex boasts a total of 10 fireplaces. A full-service airport for private planes is just 35 minutes drive away.

Each bedroom is unique and features custom Acadian furniture made from a variety of local wood.

As a profitable turn-key business in operation for over 17 years, one can continue to operate one of Canada's most prestigious boutique hotels. A member of an international luxury hotel group, it is the first hotel in the world to be certified as a "starlight hotel" for its pristine skies.

The main lodge includes 7 spacious junior suites and 1 full suite. There is a welcoming great room, which opens to a spacious covered veranda overlooking the peaceful river. The mezzanine library, one formal dining room, one informal dining room, kitchen, and 2 bars are also in the main building. There is a separate secluded lakefront building, (built 2002) with 3 guest rooms and a great room with fireplace and also includes guest service rooms (gym and massage). A new single garage, (built 2013) has a 1 bedroom, 1 1/2 apartment with cherry wood floors and a woodstove, which could also be considered for future guest accommodations.

As a private compound, unneeded bedrooms could easily be converted to other uses.

Nova Scotia boasts one of the world's best, most temperate climates-- unsurpassed in summer!

Sales tax may apply to part of the sale.

Seasonal income (5 months of operation) was over \$800,000 this past season

Award winning Restaurant



"world's best wilderness lodges" Men's Journal

Among two Canadian Members of Small Luxury Hotels of the World:
SLH.com

Annually inspected and recommended for the independent traveler by
Conde Nast Johansens

Classified as a 5-star Inn by Canada Select, the national accommodation rating agency

Member, Select Registry: Distinguished Inns of North America

World's top 10 eco lodges, USA TODAY

Fodor's Guide (2014-15): the only accommodation in Nova Scotia rated as a
Fodor's Choice

VISA Luxury Hotel Collection

Member, Diamond Collection of BedandBreakfast.com: An exclusive group of professionally inspected and guest-reviewed luxury inns with extensive modern amenities

World's first certified Starlight Hotel by the UNESCO Starlight Foundation

The Telegraph of London, Hotel Review: 8/10 overall and 9/10 for food & drink

Member, Kiwi Collection

TripAdvisor Certificate of Excellence, 2015

Contact Howard Henzel for more info on this great Lodge.

Howard Henzel

Lic. R.E. Salesperson|REBNY Member

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Referrals are appreciated

Amenities

Fireplace

Furnished

Investment Property

Waterfront Property

Water view

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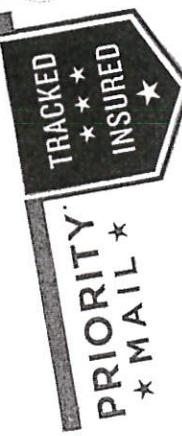


140 Trout Point Road
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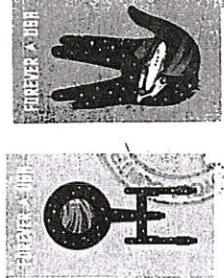
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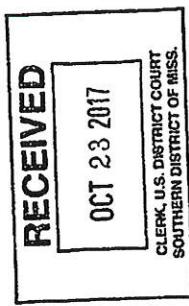
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